

# Community Involvement Plan for Milwaukee Die Casting Site Milwaukee, Wisconsin March 2014



The former Milwaukee Die Casting Company's building located at 4132 N. Holton Street. When cleanup is complete, the property will be a vacant grassy lot.



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# Table of Contents

Section 1: Introduction.....	1
1.1 Purpose of this CIP .....	1
1.2 Overview of this CIP .....	2
Section 2: The EPA’s Community Involvement Goals .....	3
Section 3: Community Background.....	6
Section 4: Site Background .....	7
Section 5: Summary of Community Meetings and Conversations .....	9
Section 6: Community Involvement Accomplishments .....	12
EXHIBIT	
Exhibit 3-1: Milwaukee Die Casting Site Map .....	6
APPENDICES	
Appendix A: Milwaukee Die Casting Site Contacts and Interested Groups .....	A-1
Appendix B: Fact Sheets and Other Site Documents.....	B-1

# Section 1:

## Introduction

The U.S. Environmental Protection Agency (EPA) prepared this community involvement plan (CIP) to meaningfully engage and collaborate with all stakeholders during the environmental investigation and cleanup activities at the Milwaukee Die Casting site in Milwaukee, Wisconsin. This CIP documents site actions, community involvement activities, and questions and information needs as expressed during conversations and meetings the EPA conducted or will conduct throughout the environmental activities. It also describes the EPA's plan for addressing the community's concerns and keeping residents informed and involved in decisions about the cleanup and reuse of the site. This CIP is not intended to be a static document. The EPA understands that the CIP will change and adapt as the investigation, cleanup and reuse efforts continue at the site.

The EPA is coordinating with state and local agencies involved in environmental investigation and cleanup work at the Milwaukee Die Casting site. These agencies include the Wisconsin Department of Natural Resources (WDNR), Wisconsin Department of Health Services (WDHS), Redevelopment Authority of the City of Milwaukee (RACM), Milwaukee Fire Department (MFD), Milwaukee Police Department (MPD), Milwaukee Department of Neighborhood Services (MDNS), Milwaukee Public Works (MPW) and Milwaukee Metropolitan Sewerage District (MMSD).

### 1.1 Purpose of this CIP

This CIP is intended to mutually benefit the local community and the EPA. The EPA will use this CIP to guide its efforts to engage and communicate with residents and businesses affected by the site cleanup and reuse, and to document community involvement accomplishments.

As part of the EPA's overall community involvement strategy, the Agency is making this CIP available to the community. **Members of the community who would like to discuss or ask questions about the CIP are encouraged to contact Ms. Patricia Krause, the EPA Community Involvement Coordinator (CIC), by email at [krause.patricia@epa.gov](mailto:krause.patricia@epa.gov) or by telephone at 312-886-9506 or toll free at 800-621-8431, ext. 69506.**

Questions about any of the technical information related to the environmental investigation, results or cleanup efforts should be addressed to the EPA On-Scene Coordinator (OSC)

Ms. Kathy Halbur by email at [halbur.kathy@epa.gov](mailto:halbur.kathy@epa.gov) or by telephone at 920-662-5424. The EPA OSC is the primary point of contact assigned to oversee and guide the investigation and cleanup efforts.

## 1.2 Overview of this CIP

This CIP is organized in sections to allow readers the flexibility to either read the entire document or go directly to the parts of greatest interest. In addition to this Introduction, the CIP contains the following remaining sections:

- **Section 2, The EPA's Community Involvement Goals** – highlights the Agency's goals for engaging and collaborating with community members surrounding the Milwaukee Die Casting site throughout the environmental investigation, cleanup and reuse efforts. It also presents specific activities that have been or will be conducted.
- **Section 3, Community Background** – presents a description of the community.
- **Section 4, Site Background** – describes the Milwaukee Die Casting site; provides an overview of the historic and ongoing environmental investigation and cleanup efforts, including the various stakeholders and oversight agencies involved; and explains how community engagement is integrated into the environmental activities.
- **Section 5, Summary of Community Meetings and Conversations** – summarizes the issues, concerns and questions expressed to the EPA.
- **Section 6, Community Involvement Accomplishments** – documents the EPA's community involvement activities as part of the Agency's ongoing efforts to implement this CIP and engage the community.

The following appendices are included:

- Appendix A, Milwaukee Die Casting Site Contacts and Interested Groups.
- Appendix B, Fact Sheets and Other Site Documents.

## Section 2:

# The EPA'S Community Involvement Goals

The EPA's goal is to meaningfully and actively engage the local community during all aspects of investigation, cleanup and reuse efforts at the Milwaukee Die Casting site. The EPA leads the community involvement efforts for the cleanup in coordination with the companies responsible for cleanup, who are also referred to as the "respondents." To that end, the Agency has or will implement the following activities to meaningfully and actively engage the community during investigation, cleanup and reuse efforts at the Milwaukee Die Casting site (see Section 6 for accomplishments):

- **Designate an EPA CIC.** The EPA designated Ms. Patricia Krause as the primary liaison between the Agency and the community. Ms. Krause is available to address general questions about the site and can be reached by email at [krause.patricia@epa.gov](mailto:krause.patricia@epa.gov) or by telephone at 312-886-9506 or toll-free at 800-621-8431, ext. 69506.
- **Establish a toll-free number that residents can call to ask questions and receive information.** Community members can call 800-621-8431, ext. 69506, weekdays from 8:30 a.m. to 4:30 p.m. Central Time to speak with the EPA CIC as questions or concerns arise, rather than wait for a public meeting or to receive written notification. The goal is to improve the flow and ease of communication between the EPA and the community. The toll-free number also is available on the EPA website at <http://www.epa.gov/region5/cleanup/milwaukee>.
- **Establish a website to provide information.** The EPA established a website for the Milwaukee Die Casting site at <http://www.epa.gov/region5/cleanup/milwaukee/>. The website contains updated information about the investigation, cleanup and community involvement activities for the site.
- **Participate in meetings and conversations.** The EPA participates in the Riverwest Neighborhood Association's meetings. During such meetings, the EPA distributes fact sheets and provides updates on the progress of site cleanup. At one meeting held in the spring 2013, the EPA received positive feedback and questions were asked about the types and extent of contamination and future use of property. The EPA may present at future Riverwest Neighborhood Association meetings, which are held on the second Tuesday of every month at 7:00 p.m. at the Gordon Park Pavilion (2828 N. Humboldt Boulevard). The Agency may also present at neighborhood meetings sponsored by the Riverworks Development Center. The EPA explained the cleanup to the Riverworks membership and

special guests Mr. Chris Abele, Milwaukee County Executive, and Mr. Teig Whaley-Smith, Milwaukee County Economic Development Director, at the Riverworks June 2013 meeting. Participating in already scheduled neighborhood meetings provides a convenient forum for the EPA to share information and for community members to ask questions and express their concerns to the EPA and state and local government agencies involved in the investigation, cleanup and reuse efforts.

- **Meet with site neighbors.** The EPA regularly meets with neighbors of the Milwaukee Die Casting site. For example, the EPA met with a non-profit organization that works with youth and owns property near the site to discuss concerns about the impact of the Milwaukee Die Casting site and the cleanup of their property. The EPA and Redevelopment Authority of the City of Milwaukee met with representatives from the Milwaukee National Guard Armory (Armory) to review the history of the site, provide an overview of the cleanup and discuss the Armory's concerns. The Armory expressed a specific concern to ensure that the heavy equipment and trucks for the cleanup would not block access to the Armory's loading dock that is used to receive shipments and supplies. Meetings such as these provide the EPA with an opportunity to discuss site updates and highlight opportunities for neighbors to engage in the decision-making process related to the EPA's actions at the site. Section 6 provides detailed information about the Agency's meetings with site neighbors.
- **Develop and continue to revise site-specific mailing lists.** The EPA has created a mailing list that includes residences and businesses near the Milwaukee Die Casting site and contact information for organizations and other individuals who have shown an interest in being kept informed about site progress. The EPA will use this mailing list to distribute printed information about the site. To keep it current, the list will be reviewed and revised periodically. Individuals may contact the EPA CIC, Ms. Patricia Krause, to request to be added or removed from the mailing list.
- **Establish and maintain an information repository and site administrative record.** The EPA maintains an information repository and site administrative record at the Milwaukee Public Library (814 W. Wisconsin Avenue, Milwaukee, Wisconsin 53233) and the Wisconsin Department of Natural Resources (2300 Martin Luther King Drive, Milwaukee, Wisconsin 53212). The information also is available online at <http://www.epa.gov/region5/cleanup/milwaukee> and <http://www.epaos.org/MDC>. The EPA is required to establish an information repository for any site where Superfund cleanup activities are conducted (Superfund sites are those that are eligible for investigation and cleanup using federal funds because of the potential risk they pose to humans and the environment). Repositories are local reference collections of site information such as fact sheets, technical reports, sampling data, the CIP and other documents, conveniently placed in locations such as libraries so residents can easily access them. The EPA adds new information to the local repositories as it becomes available. In addition,

copies of the EPA's Pollution Reports, which contain information on the investigation and cleanup activities, also are available at <http://www.epaosc.org/MDC>. Appendix B provides fact sheets related to site cleanup and reuse.

- **Prepare and distribute fact sheets and site updates.** The EPA produces fact sheets and site update reports, written in non-technical language, to provide the community with detailed information in a relatively quick, simple and easy-to-understand manner. In addition to being distributed by the EPA directly to interested parties, fact sheets and updates are placed in the information repository and posted on the EPA's website at <http://www.epa.gov/region5/cleanup/milwaukee/>. The EPA also keeps track of fact sheets and updates developed by other agencies related to the site. For example, the Milwaukee Fire Department issued a safety alert fact sheet for its staff to understand the hazards the site may pose until cleanup activities are completed. The EPA plans to produce additional fact sheets and updates as site cleanup and reuse efforts progress. Section 6 identifies how and to whom factsheets and updates have been distributed.

## Section 3: Community Background

The location of the property and the area around the site is commercial. Exhibit 3-1 provides a site map. The immediate neighbors include the Milwaukee Juvenile Center, Milwaukee Center for Independence, Department of Corrections, Pathfinders, television station facilities for WTMJ and the National Guard Armory.

There also are a few homes approximately two blocks west of the site. The site is located in the Riverwest neighborhood. Riverwest is a predominately African-American community and falls within the EPA's definition of an "environmental justice" area. Environmental justice areas are communities with high populations of low-income, minority or tribal residents who may bear a disproportionate share of the nation's environmental burdens. Additionally, abandoned or unused property that may require environmental cleanup and redevelopment are an issue. Next to Riverwest is the Harambee neighborhood, which also is an environmental justice community.

Exhibit 3-1: Milwaukee Die Casting Site Map.





## Section 4: Site Background

The EPA is overseeing a cleanup of environmental contamination at the former Milwaukee Die Casting facility located at 4132 N. Holton Street, Milwaukee, Wisconsin. The Redevelopment Authority of the City of Milwaukee, Wisconsin Department of Natural Resources and Wisconsin Department of Health Services are assisting the EPA with the cleanup. The work is being done by contractors hired by Pharmacia LLC and Fisher Controls International LLC. The EPA began cleanup activities for the site in the spring 2013. The cleanup includes disconnecting the property from the city's storm sewers, demolishing the building and removing contaminated soil. This large project will involve significant use of heavy equipment and trucking in the area; however, the use of equipment and the anticipated truck route will not impact residential neighborhoods. The cleanup is expected to take approximately 18 months to complete. When complete, the property will be a vacant, grassy lot with potential for commercial or industrial redevelopment.



The former Milwaukee Die Casting Company's building is scheduled to be demolished. When cleanup is complete, the property will be a vacant grassy lot.

The Milwaukee Die Casting Company produced aluminum and zinc alloy parts for a variety of industries, including automotive and small engines manufacturers, until 1997. Between 1997 and 2009, the previous site owner conducted some cleanup activities at the site. The previous owner of the property passed away in 2009, effectively abandoning the site. The property has fallen into disrepair, and according to Wisconsin Department of Health Services, conditions at the location pose immediate and long-term health concerns if nothing is done. To ensure that full property access is granted during the cleanup, the city

of Milwaukee acquired the property through foreclosure. The Milwaukee Department of Neighborhood Services was unable to act on an order to tear down the building due to the environmental exposure concerns. Vandalism is a large problem at the site despite a seven-foot tall perimeter security fence.

Contaminants of concern include polychlorinated biphenyls (PCBs), chlorinated solvents (mainly tetrachloroethylene [PCE] and trichloroethylene [TCE]) and asbestos. The chemicals were used and stored at the site. PCBs are a group of toxic persistent chemicals that were widely used in die casting operations as well as in electrical transformers and capacitors for insulating purposes. The sale and new use of PCBs were banned by law in 1979. PCE is widely used in dry-cleaning fabrics and metal degreasing operations and TCE is a volatile organic compound used primarily as an industrial solvent to remove grease from metal parts. For further information about these chemicals, visit the National Library of Medicine's profiles at <http://toxnet.nlm.nih.gov>.

Since the spring 2013, completed site cleanup activities include:

- Obtaining required property access agreements from affected neighbors.
- Implementing site safety precautions such as 24-hour site security, repairing the fence around the site, securing the building and demolishing and removing a leaning trailer full of tires.
- Setting up site office and security trailers.
- Clearing vegetation from the property and the impacted adjacent properties.
- Conducting a significant amount of additional sampling to determine the concentrations, locations, and exact types of contaminants at and immediately adjacent to the site to determine how best to dispose of the contaminated materials.
- Disconnecting the property from the city's stormwater sewer system.
- Establishing stormwater collection and treatment systems.
- Identifying and removing asbestos containing materials from the building.

The EPA will conduct air monitoring during cleanup activities to check for any airborne contaminants. Cleanup activities planned for 2014 include building demolition, contaminated soil removal (on and off-site), and restoration of the excavated areas.

## *Section 5:*

# Summary of Community Meetings and Conversations

To learn about community questions, concerns and information needs related to the Milwaukee Die Casting site, the EPA conducted meetings and conversations with nearby neighbors and local officials. During the meetings and conversations, the EPA provided an overview of the cleanup activities as an introduction for questions and feedback. The overview included:

- The current fact sheet on planned reuse of the site (see Appendix B).
- The history of site operations, ownership, abandonment of property for years and assistance provided by the city of Milwaukee to foreclose on the property.
- The contaminants present at the site, such as PCBs, chlorinated solvents and asbestos.
- The EPA's enforcement activities.
- The proposed cleanup activities and a general timeline.

The most common questions asked during the meetings and conversations included:

- Why did it take so long to get the site cleaned up?
- What will the property be used for next and how will it be redeveloped?
- Is there contamination outside of the site boundaries?
- Will there be air monitoring?
- How will updates and information regarding the cleanup activities be provided?

*Note to readers: The summary provided in this CIP is intended to accurately present the issues, concerns and questions expressed to the EPA during meetings and conversations. The summaries reflect the views, thoughts and opinions as expressed by site neighbors and, therefore, may or may not be based in fact.*

Below are summaries from several meetings with nearby site neighbors of the Milwaukee Die Casting site.

The EPA met and had a conversation with a nonprofit organization that works with youth, is a homeless and runaway shelter, and offers mental health, counseling and prevention education services. The organization's property is directly north of the Milwaukee Die Casting site. Their input and concerns are summarized below:

- They were very aware of the site.
- They will inform the homeless staying in and around the building that demolition and cleanup work will be starting.
- Every day on the way to work one employee walked past the site.
- They were concerned with exposure to airborne contamination especially asbestos.
- They expressed concern about contamination to an on-site garden cared for by their clients.
- They would like to turn an area of their parking lot adjacent to the site into green space.
- They requested information about the site contaminants (PCE, TCE, PCBs and asbestos).
- They requested to be on the site mailing list and would prefer email.
- Very glad that the site was going to be cleaned up.

During the conversation, a question was raised about a specific portion of their property that contained a garden and whether it would need to be cleaned up. Although a portion of the property will require cleanup (due to contamination that travelled off-site from the Milwaukee Die Casting property), the EPA and WDHS evaluated the garden area and determined that it is "safe." The soil in the garden came from an external source and was placed under a layer of mulch and raised beds. The EPA also responded to a concern about off-site contamination in general by explaining that there is limited water runoff and drainage from the site.

The EPA also met with another site neighbor located very close to the site who is very interested in the cleanup. Their input and concerns are summarized below:

- Very excited about the site cleanup.
- They are aware of the site but do not know the extent of contamination.
- The real estate community is interested and hoping for a cleanup.
- They learned about the site through neighborhood groups, such as Harambee Neighborhood Association.
- They are concerned that the site is isolated with dilapidated buildings and there is vandalism and trespassing. There is not much foot traffic. Kids catch the bus near the site.
- They said Turner Box Company had operated on the property and used a small part of the building.
- They said local police are worried about vandalism.
- They expressed concern about safety risks and contamination to the Milwaukee River.
- Other agencies they have been involved with are the U.S. Department of Housing and Urban Development, Wisconsin Department of Natural Resources, Milwaukee County and city of Milwaukee.
- They are involved in a development opportunity for the property in front of the site on Capital Avenue. They would like to redevelop that property for commercial and retail use. They would like the site to be cleaned up to “industrial use” standards.

## *Section 6:*

# Community Involvement Accomplishments

The EPA encourages community involvement in various ways as described in Section 2. The Agency welcomes the thoughts and opinions of those working and living in the community. Neighbors can contact the EPA CIC, EPA OSC or local officials and organizations for more information about the site and to find out how to get more involved.

The EPA is continuing its involvement with the nearby community through frequent communication and collaboration. These efforts will help the community remain informed about the site through a variety of sources and methods, and ensure that people are informed of ways that they can participate in local environmental education activities and decision-making opportunities.

The EPA anticipates that cleanup and reuse efforts at the Milwaukee Die Casting site will take approximately 18 months to complete. Throughout the process, the EPA will continue to engage the community by providing updates through meetings, conversations, fact sheets, and if applicable, the local news.

The table documents the outreach and engagement activities that the EPA has conducted for the Milwaukee Die Casting site. The EPA plans to update the table often as activities continue.

### EPA Community Involvement Accomplishments at the Milwaukee Die Casting Site

DATE	ACTIVITY	SUMMARY
<b>April 2013</b>	Developed fact sheet entitled, <i>Cleanup Will Prepare Former Die Casting Facility for Redevelopment.</i>	The fact sheet provides a site background and discusses the planned cleanup activities for the former Milwaukee Die Casting facility.
<b>April 3, 2013</b>	Conducted a site visit.	
<b>April 3, 2013</b>	Distributed the April 2013 fact sheet to site neighbors.	The EPA distributed the fact sheet to Pathfinders, the Milwaukee Department of Corrections, the Armory and the Riverworks Center. The EPA also sent the fact sheet by email to all immediate site neighbors, including the respondents.
<b>April 24, 2013</b>	Distributed April 2013 fact sheet to the Milwaukee Fire and Police Departments.	The EPA sent an email to the Milwaukee Fire and Police Departments to notify them of the cleanup activities and site security plan.
<b>April 30, 2013</b>	Met with site neighbor, Pathfinders, a nonprofit organization that works with youth.	The EPA discussed concerns about the impact of the Milwaukee Die Casting site and the cleanup of a portion of the Pathfinders' property. During the meeting, the EPA provided a site overview and explained opportunities for the community to engage in the decision-making process related to the EPA's actions at the site.
<b>May 1, 2013</b>	Participated in a teleconference with site neighbor, Madison Area Technical College.	The EPA provided a site history and fact sheet to the Assistant General Counsel for the college, and discussed the Agency's request for access to their property.
<b>May 9, 2013</b>	Met with site neighbor, the Armory.	<p>The EPA and Redevelopment Authority of the City of Milwaukee met with representatives from the Armory to review the site history, provide an overview of the cleanup and discuss the Armory's concerns and interest in leasing the former Milwaukee Die Casting site and using it for a parking area after the cleanup.</p> <p>The Armory requested project meetings every other week once construction begins to coordinate schedules. A specific concern discussed included assurance from the EPA that the Armory's loading dock would not be blocked during the cleanup.</p>

**EPA Community Involvement Accomplishments at the  
Milwaukee Die Casting Site *(continued)***

DATE	ACTIVITY	SUMMARY
<b>May 14, 2013</b>	Participated in the Riverwest Neighborhood Association Meeting and distributed the April 2013 fact sheet.	Approximately 25 attendees came to the meeting, including residents and representatives from the Milwaukee Police Department and a city alderman. The feedback about the project was positive and questions were asked about the types and extent of contamination and future use of property. The EPA may present at future association meetings, which are held on the second Tuesday of every month at 7:00 p.m. at the Gordon Park Pavilion (2828 N. Humboldt Boulevard).
<b>Spring 2013</b>	Continued to distribute the April 2013 fact sheet and provide site updates.	<p>The EPA distributed the fact sheet by email and in person to the following:</p> <ul style="list-style-type: none"> <li>• Milwaukee Neighborhood Services and Milwaukee Public Works Department.</li> <li>• Site neighbors Madison Area Technical College, TV station WTMJ facilities offices and city of Glendale.</li> <li>• Community organizations and newsletters: <ul style="list-style-type: none"> <li>~ Riverworks Center, <a href="http://www.riverworksmke.org">www.riverworksmke.org</a>.</li> <li>~ Riverwest Current, <a href="http://www.riverwestcurrents.org">www.riverwestcurrents.org</a>.</li> <li>~ Shorewood Patch, <a href="http://shorewood.patch.com/about">http://shorewood.patch.com/about</a>. (Shorewood is the community across the river and Riverworks Center will share information with Shorewood Administration.)</li> <li>~ Milwaukee Neighborhood News Service, <a href="http://www.milwaukeeenns.org">www.milwaukeeenns.org</a>.</li> </ul> </li> </ul>



## EPA Community Involvement Accomplishments at the Milwaukee Die Casting Site *(continued)*

DATE	ACTIVITY	SUMMARY
June 2013	Riverworks Center Quarterly Meeting.	The EPA gave an overview of the cleanup and shared revised fact sheets. About 50 representatives from area businesses, community groups, nonprofit organizations and local government attended.
July, September, and November 2013 and January 2014	Support for the Wisconsin Superfund Sites Photo Project.	<p>In July 2013, EPA's on-scene coordinator, Ms. Kathy Halbur, met with Mr. Matt Luther, a local Milwaukee artist and professor at the University of Wisconsin Milwaukee. He is conducting a photo project and requested photos of the Milwaukee Die Casting site. Ms. Halbur shared details about the Superfund program and the history of Milwaukee Die Casting.</p> <p>In other meetings with Mr. Luther, the EPA answered more questions about the site and shared site photos along with details about other Superfund removal actions taking place in Wisconsin. During discussions, his interest peaked and his photo project grew to include Superfund sites throughout Wisconsin.</p> <p>He created a live document, <i>Superfund Wisconsin</i>, which is posted on the Internet and will continue to evolve as he adds more photos and information about other Wisconsin Superfund sites.</p>
September 2013	Meeting with the National Guard Armory representatives.	The EPA and city of Milwaukee staff met with representatives from the National Guard Armory to share project updates and a communication plan.

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# Appendix A:

## Milwaukee Die Casting Site Contacts and Interested Groups

### **EPA Region 5 Contacts**

Kathy Halbur, EPA OSC  
920-662-5424, halbur.kathy@epa.gov

Patricia Krause, EPA CIC  
312-886-9506, krause.patricia@epa.gov

Cisco Arcaute, EPA Press Contact  
312-886-7613, arcaute.francisco@epa.gov

Catherine Garypie, Regional Attorney  
312-886-5825, garypie.catherine@epa.gov

Peter Ramanauskas, Toxic Substances  
Control Act Specialist  
312-886-7890, ramanauskas.peter@epa.gov

### **State of Wisconsin Contacts**

Department of Natural Resources,  
Steve Mueller, 414-263-8631,  
stephendmueller@wisconsin.gov

Department of Health Services,  
Rob Thiboldeaux, 608-267-6844,  
robert.thiboldeaux@wisconsin.gov

### **City of Milwaukee Contacts**

Redevelopment Authority of the City of  
Milwaukee, Karen Dettmer, 414-286-5642,  
karen.dettmer@milwaukee.gov

Milwaukee Fire Department,  
Assistant Chief Dan Lipski  
(Operations), 414-397-9474 (cell),  
dlipsk@milwaukee.gov

Milwaukee Police Department,  
Tom Kupsik, Community Prosecution Unit,  
414-935-7115, tkupsi@milwaukee.gov  
District Five Non-emergency, 414-933-4444  
Community Liaison Officer, 414-935-7258

Neighborhood Services, Jim Winterhalter  
(Plumbing Inspector), 414-286-8224,  
jwinte@milwaukee.gov

Public Works, Pat Eucalano, 414-286-0518,  
patrice.eucalano@milwaukee.gov  
and Solomon Bekele,  
solomon.bekele@milwaukee.gov

Milwaukee Metropolitan Sewerage District,  
Peter Topczewski, ptopczewski@mmsd.com

### **Other Contacts**

Pathfinders, Pete Lewis, Operations Manager  
4200 N. Holton Street, Suite 400  
Milwaukee, WI 53212  
plewis@pathfindersmke.org  
414-988-6811  
Deb, Receptionist,  
debzmessages@hotmail.com  
www.pathfindersmke.org

Riverworks, Darryl Johnson,  
Executive Director  
526 E. Concordia Avenue  
Milwaukee, WI 53212  
darrylj@riverworksmke.org  
414-906-9650

Neighborhood Development,  
Chris Grandt, Director  
chrisg@riverworksmke.org  
414-906-9650

### *Other Contacts (continued)*

Riverwest Neighborhood Association  
Jennifer Ehlert, Board Secretary  
Jennifer.ehlert@gmail.com  
414-333-8578  
(Meetings on second Tuesday of the  
month at 7:00 p.m.)  
Gordon Park Pavilion  
2828 N. Humboldt Boulevard  
Milwaukee, Wisconsin

Milwaukee Environmental Consortium  
Ann Brummitt, Director  
Milwaukee Greenway Coalition  
1845 N. Farwell Avenue, Suite 100  
Milwaukee, WI 53202  
ann@protectmilwaukeeiver.org  
414-763-6199, ext. 223

### **Elected Officials**

#### *Federal Elected Officials*

U.S. Senator Tammy Baldwin  
633 W. Wisconsin Avenue, Suite 1920  
Milwaukee, WI 53203  
414-297-4451  
<http://www.baldwin.senate.gov/contact>

U.S. Senator Ron Johnson  
517 E. Wisconsin Avenue, Suite 408  
Milwaukee, WI 53202  
414-276-7282  
<http://www.ronjohnson.senate.gov/public/index.cfm/email-the-senator>

U.S. Representative Gwen Moore  
219 N. Milwaukee Street, Suite 3A  
Milwaukee, WI 53202  
414-297-1140  
<https://gwenmoore.house.gov/contact-form>

### *State Elected Officials*

Governor Scott Walker  
115 E. State Capitol  
Madison, WI 53702  
608-266-1212  
govgeneral@wisconsin.gov

Lt. Governor Rebecca Kleefisch  
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State Representative Sandy Pasch  
District 10  
119 N. State Capitol  
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Madison, WI 53708  
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Rep.Pasch@legis.wisconsin.gov

### *Local Elected Officials*

Mayor Tom Barrett  
City Hall  
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## *Elected Officials (continued)*

County District Supervisor Willie Johnson Jr.  
District 13  
Milwaukee County Courthouse  
901 N. 9<sup>th</sup> Street, Room 201  
Milwaukee, WI 53233  
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Alderwoman Milele Coggs  
District 6  
City Hall  
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Milwaukee, WI 53202  
414-286-2221  
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School Board Director Larry Miller  
District 5  
The Office of Board Governance  
Milwaukee Public Schools  
P.O. Box 2181  
Milwaukee, WI 53201  
414-469-9319  
governance@milwaukee.k12.wi.us

### **Site Neighbors**

City of Glendale (east): Dave Eastman,  
Department of Public Works,  
Director, 414-228-1746,  
d.eastman@glendale-wi.org

JMB Capital (south): John Ruetz,  
414-226-5563, jrruetz@yahoo.com

Madison Area Technical College  
(east access road): Jaime Vega,  
414-297-6574, vegaj@matc.edu  
Elizabeth Drew (Assistant General Counsel),  
414-297-6719, drew@matc.edu

Milwaukee Center for Independence/  
Department of Corrections,  
Stephanie Hove and Julie Ustruck  
414-229-0701

Milwaukee National Guard Armory (west):  
Valerie Chisholm is primary point of  
contact, copy all representatives on updates  
and meeting information  
Valerie Chisholm, Buildings & Grounds  
Superintendent, 608-220-3164,  
valerie.chisholm@wi.gov

Pathfinders (north tenant): Pete Lewis,  
414-988-6811 (office), 262-880-6590 (cell),  
plewis@pathfindersmke.org  
Deb (receptionist),  
debzmessages@hotmail.com  
www.pathfindersmke.org

Phoenix Investors (north owner): Frank  
Crivello, 414-283-2615 (office),  
414-788-6186 (mobile), frank@crivello.com;  
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WTMJ TV Station (east): Tony Lucas,  
Manager of Operations, 414-967-5490,  
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### **Media Inquiries/PIOs:**

EPA Office of Public Affairs: 800-621-8431

Wisconsin Department of Natural  
Resources: Marcus Smith, 414-286-8516

Redevelopment Authority of the City of  
Milwaukee: Jeff Fleming, 414-286-8580  
(office), 414-559-2497 (cell)

## **Media Contacts**

### Newspapers

Milwaukee Journal Sentinel, Don Behm  
(local) or Tom Daykin (real estate)  
Business Journal, Sean Ryan

Riverwest Currents,  
vince@riverwestcurrents.org

Shorewood Patch, adam.mccoy@patch.com  
Milwaukee Neighborhood News Service,  
info@milwaukeeenns.org

## **Radio**

620 WTMJ, Newsroom, 414-967-5310  
WPR MKE Bureau, 414-227-2040

## **Television**

ABC WISN (12), 414-937-1212  
CBS WDJT (58), 414-607-8140  
FOX WITI (6), 414-214-3696  
NBC WTMJ (4), 414-967-5444

## **Respondent Contact**

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# Appendix B:

## Fact Sheets and Other Site Documents



## Cleanup Will Prepare Former Die Casting Facility for Redevelopment

**Milwaukee Die Casting Site**  
Milwaukee, Wisconsin

April 2013

### For more information

For questions, comments or more information about the Milwaukee Die Casting cleanup contact these team members:

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Detailed information about the planned cleanup can be found in the **Site Administrative Record** available at the Milwaukee Public Library, 814 W. Wisconsin Ave, or on the Internet at [www.epa.gov/region5/cleanup/milwaukee/index.html](http://www.epa.gov/region5/cleanup/milwaukee/index.html)

The U.S. Environmental Protection Agency is planning a cleanup of environmental contamination at the former Milwaukee Die Casting facility located at 4132 N. Holton St., Milwaukee. The Redevelopment Authority of the City of Milwaukee (RACM), Wisconsin Department of Natural Resources (WDNR), and Wisconsin Department of Health Services (WDHS) are assisting EPA with the cleanup. The agencies will supervise the work done by contractors from Pharmacia LLC and Fisher Controls International LLC.

### Spring 2013 start

EPA expects the cleanup to start in late Spring, 2013. Plans include disconnecting the property from the city's storm sewers, demolishing the building and removing contaminated soil. This large project will involve significant use of heavy equipment and trucking in the area. The cleanup is expected to take nearly one year to complete. When complete, the property will be a vacant, grassy lot with potential for commercial or industrial redevelopment.

### Site background

The Milwaukee Die Casting Co. produced aluminum and zinc alloy parts for a variety of industries until 1997. Between 1997 and 2009, some cleanup activities occurred on the site. The owner of the property passed away in 2009, effectively abandoning the site. The property has fallen into disrepair, and according to WDHS, conditions at the location pose immediate and long-term health concerns if nothing is done. The City of Milwaukee Department of Neighborhood Services has been unable to act on a raze order for the building due to the environmental exposure concerns. Vandalism is a large problem at the site despite a 7-foot tall perimeter security fence.

Contaminants of concern include polychlorinated biphenyls (PCBs), chlorinated solvents (mainly tetrachloroethylene, also known as PCE, and trichloroethylene, known as TCE), and asbestos. The City of Milwaukee recently acquired the property through foreclosure to assist with access for the planned cleanup.



*The former Milwaukee Die Casting facility will become a vacant, grassy lot suitable for commercial or industrial redevelopment following a cleanup project that will start this spring.*







# Safety Alert

MAY 3, 2013

MILWAUKEE FIRE  
DEPARTMENT  
SAFETY OFFICE

TRAIN AS IF YOUR LIFE  
DEPENDS ON IT...  
BECAUSE IT DOES!

**QUOTE  
OF THE MONTH**  
Luck runs out but  
safety is for life.  
~Author Unknown

755 N. 7th Street  
Milwaukee, WI 53233

Phone: (414) 286-8988  
ISO@milwaukee.gov

## HAZARDOUS BUILDING

The U.S. Environmental Protection Agency is planning a cleanup of environmental contamination at the former Milwaukee Die Casting facility located at 4132 N. Holton Street. The Milwaukee Die Casting Co. produced aluminum and zinc alloy parts for a variety of industries until 1997. The property has fallen into disrepair, and according to Wisconsin Department of Health Services (WDHS), conditions at the location pose immediate and long-term health concerns if left in its current state. The City of Milwaukee Department of Neighborhood Services has been unable to act on a raze order for the building due to the environmental exposure concerns. Vandalism has been a large problem at the site despite a 7-foot tall perimeter security fence. Contaminants of concern include polychlorinated biphenyls (PCBs), chlorinated solvents (mainly tetrachloroethylene, also known as PCE, and trichloroethylene, known as TCE), and asbestos.

The building is in very poor condition (roof collapsing), there are open tunnels in the floor, and contamination at the site may pose a direct contact exposure risk to those in the building.





## HAZARDOUS BUILDING



Site stabilization and security is the first priority and these activities are anticipated to begin this week. The existing fencing will be maintained for the site. Additional fencing will be installed within the interior of the site to define site safety zones (such as exclusion and contamination reduction zones), as necessary. Fencing or other temporary barriers used to designate work areas will contain appropriate signage that identifies the specific area and details its restricted access and personal protective equipment requirements. Signs will be placed at the entrance/exit of the exclusion zone providing details regarding personnel and equipment decontamination procedures. This project is expected to take nearly one year to complete.

Access to the site can be made through three locked gates off of Holton Street and there several hydrants located on the outside of the security fencing.

Without a known life hazard, Incident Commanders should consider this a defensive operation and position all personnel and equipment upwind and uphill.

Companies responding to any incident at this location should consider the structure unsafe and utilize the first responder responsibilities for hazardous materials incidents:

- **PROTECT PERSONNEL:** Approach upwind and uphill.
- **IDENTIFY THE CHEMICAL AND ASSOCIATED HAZARDS:** placards, container labels, shipping papers, DOT Guidebook, and/or knowledgeable persons on scene.
- **SECURE THE AREA:** Isolate the area and assure the safety of people and the environment.
- **REQUEST AND ASSIST HAZMAT:** Secure a water supply for decontamination.



**LINKS:** EPA (Environmental Protection Agency), NN # 2012-21, 2006-25 and the DOT Guidebook.